

PARKWAY CENTRE

Parkway Centre I >> 2901 Dallas Parkway >> Plano, Texas 75093
Parkway Centre II >> 2805 Dallas Parkway >> Plano, Texas 75093
Parkway Centre III >> 2745 Dallas Parkway >> Plano, Texas 75093


STREAM

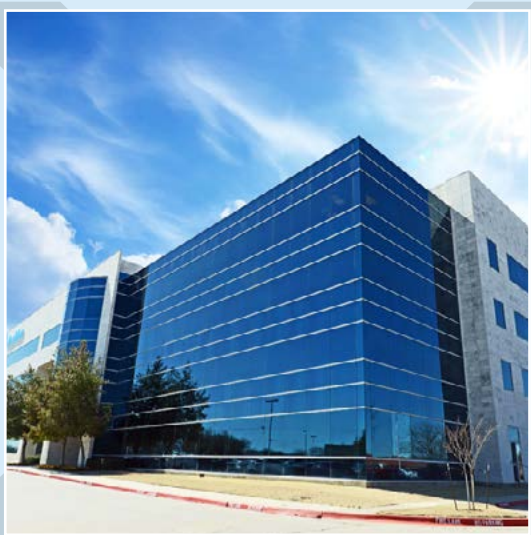


THREE CLASS-A OFFICE BUILDINGS

MINUTES FROM THE SHOPS AT WILLOW BEND AND
STONEBRIAR MALL

EASY ACCESS FROM THE DALLAS NORTH TOLLWAY AND
GEORGE BUSH TURNPIKE

4+:1000 PARKING WITH AVAILABLE COVERED PARKING



BUILDING COMMON CONFERENCE CENTERS

ON-SITE MANAGEMENT AND ENGINEERING

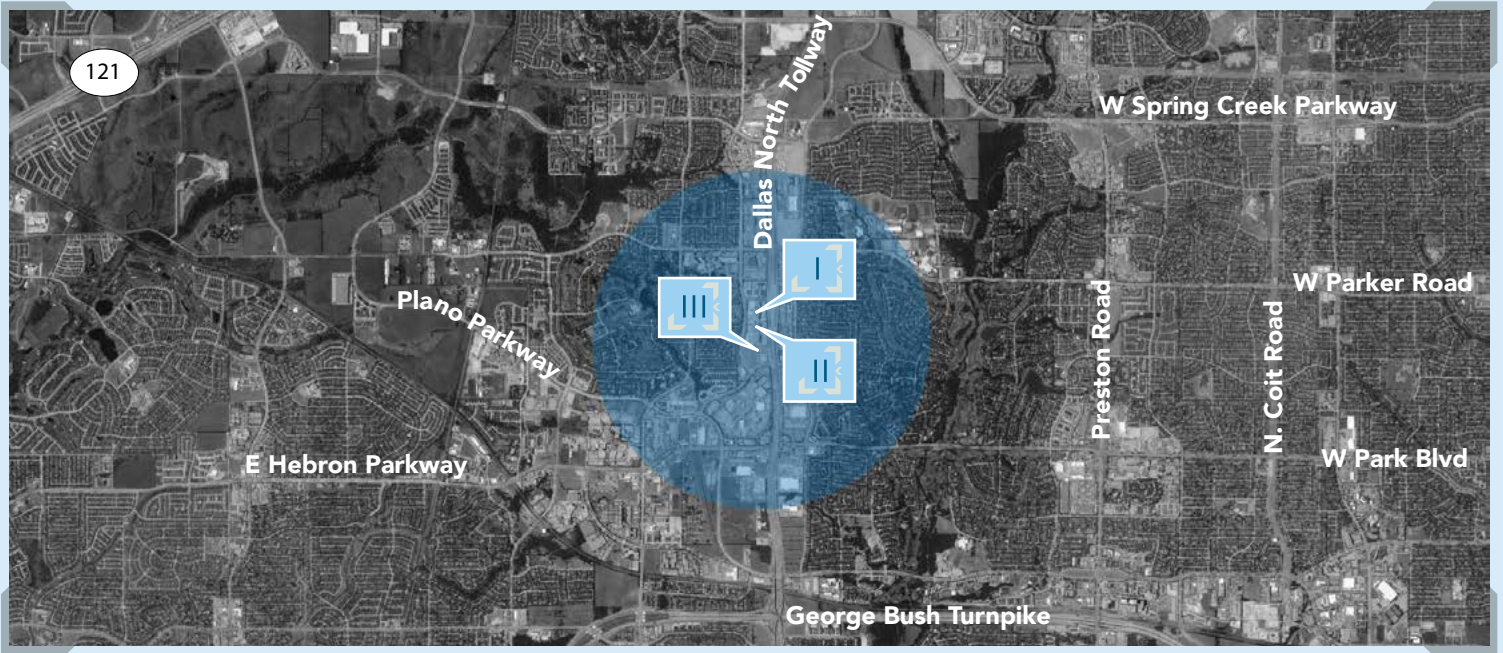
FULL SERVICE DELI

ON-SITE SECURITY OFFICER

SIGNAGE OPPORTUNITIES AVAILABLE

MOBILE CAR WASH AND DETAIL

«« BUILDING FEATURES ««««««««««



RESTAURANTS

Whiskey Cake
 Roy's Restaurant
 Saltgrass Steakhouse
 Chuy's
 Newk's Eatery
 El Queso-Fresh Mexican Grill
 Abuelo's
 Joe's Pizza Pasta & Subs
 Gazebo Burgers
 Baker Brothers American Deli
 Mariposa
 On The Border Mexican Grill
 iFratelli Pizza
 Wing Stop
 Sonic
 Subway
 McDonald's
 Sbarro
 Chick-fil-A
 Papa John's Pizza
 Panda Express
 Phil Philly Grill
 Cici's Pizza
 Sixty Vines
 Eatzi's Market and Bakery
 Kona Grill
 Torchys
 Bread Zeppelin
 Razzoo's Cajun Cafe
 Whistle Britches
 The Keg
 LA Burger
 Terra Mediterranean

SERVICES

Kiddin's Around Play Care
 Big Frog Custom T-Shirts & More
 Pack & Mail Shoppe
 B & B Maids Service
 Bong's Tailor
 Preston Wood Cleaners
 Stanley Cleaners & Laundry
 Axis Technologies
 Plano Superior Self Storage
 Sis Alterations
 Parkwood Cleaners
 Extra Space Storage
 Inri Fabrication
 UPS Store
 Meredith Cleaners
 Quick EZ Repair
 K Tailor & Shoe Repair
 Midpark Cleaners
 Seay Child Care Center
 Pure Barre Plano
 Fitness Evolution
 Gleneagles Fitness Center
 Willow Bend Fitness Club
 Omega Crossfit
 Serenity Salon and Spa
 Body Machine Fitness
 Orange Theory Fitness
 Kwik Car Willow Bend
 Hiatus Spa + Retreat
 Back to Balance Chiropractic
 Children's Learning Adventure

SHOPPING

Walgreens
 Academy Sports & Outdoors
 Eco Salon & Spa
 Crane & Co
 Anthropologie
 Adore Bijoux Jewelers
 Men's Warehouse
 Michaels Arts & Crafts
 Aldo
 Sprint Store
 Yankee Candle Company
 AT&T
 Everything But Water
 Dillard's
 Jos A Bank
 Papyrus
 CVS Pharmacy
 Tom Thumb
 Allen Edmonds
 Banana Republic
 Hallmark Creations
 Bailey Banks and Biddle
 Mac Cosmetics
 Macy's
 Perfume Express
 Victoria's Secret
 H&M
 Griffin and Grace
 Neiman Marcus
 Target
 LOFT
 Ann Taylor
 Dillard's
 Banana Republic

AMENITIES MAP



For leasing information please contact >>

Matt Wieser or Ryan Evanich at 214.267.0400 >> streamrealty.com



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FACT SHEET

OWNER/ LANDLORD

Wolverine Interests

LEASING COMPANY

Stream Realty Partners, LP

Ryan Evanich
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Matt Wieser
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mwieser@streamrealty.com

MANAGEMENT COMPANY

Wolverine Interests

Bill Riley
Briley@WI-EJCMgmt.com
469.499.1111

BUILDING AREA

I 87,473 SF
II 151,921 SF
III 153,314 SF

YEAR BUILT

I 1998/Renovated in 2013
II 1999
III 2001

ARCHITECT

ANPH, Inc.

CONSTRUCTION

Travertine Cladding

FLOOR SIZES

Floor-to-Floor Heights:

I 1st Floor: 10 ft
2nd-3rd Floor: 9 ft
4th Floor: 10 ft
II & III 1st Floor: 10 ft 10 inches
2nd-6th Floor: 8 ft 6 inches

ON-SITE SECURITY

M-F: 7am-11pm
Sat: 8am-2pm

ELECTRICAL

480 volts

HVAC

80 tons per floor

EMERGENCY POWER

Yes

ELEVATORS

I 2 Passenger Elevators
II & III 3 Passenger Elevators – 1 Elevator used
as the Freight Elevator (with padding)

PARKING

4.3/1000 SF

BUILDING HOURS

M-F: 6:30am-6:30pm;
Sat: 8:00am-1:00pm; Closed Sunday

BUILDING ACCESS

Access card needed after hours

AFTER HOURS HVAC

\$40 per hour

ELECTRICITY ESTIMATES

I \$0.99 per SF
II \$1.07 per SF
III \$1.15 per SF

OPERATING EXPENSE ESTIMATES

I OPEX \$5.12
TAX \$4.66
II OPEX \$5.90
TAX \$5.07
III OPEX \$5.75
TAX \$5.06

TELECOM

AT&T, TW Telecom, Logix and Spectrum Business
provide fiber. Verizon FIOS is also available.